



CITY OF SOUTH FULTON
PLANNING COMMISSION
REGULAR MEETING
TUESDAY, MAY 21, 2019 at 6:30 P.M.

Present: Chair Harold Reid, Vice Chair Alvin Reynolds, Jeannine Brown, Winston Cook, Rodney Hadley, Shatekwa Floyd, Pamela Harvey, Janai Walters
Absent: None

Meeting Called to Order: Chair Harold Reid calls the meeting to order at 6:30pm. Following the roll call by Keedra Jackson.

1. APPROVAL OF MINUTES FROM APRIL 16, 2019 MEETING

Planning Commissioner Pamela Harvey makes a motion to approve the minutes as written and **Planning Commissioner Jeannine Brown** seconds. **The vote passes unanimously.**

2. NEW BUSINESS

a. Z19-001 1995 New Hope Road

Senior Planner Keedra Jackson introduced the applicant's intent to rezone from R-3 to C-1 for commercial land use development. A Power Point was presented. Staff has recommended approval with conditions.

Charles Hoffecker states that the property is 100% owned by Neena Rani. He further explains that it is in district one and the plan is to construct a 4-bay retail center which can accommodate the permitted uses stated in C-1. He further states that the property owner does agree with the restrictions that have been placed on this case, they would like to include uses like a medical or dental office, restaurant or grocery store. He states a notice was provided to the community and the community responded unfavorably to initial proposal for the gas station. Mr. Hoffecker states that based on the communities' comments they have retailored the use to exclude a gas station. It was stated that a traffic circle will be put at the corner of New Hope and Boat Rock Rd and Campbellton rd. as well. Through eminent domain they have acquired .72 acres for the applicant's property along Boat Rock Road. He shows a map of the portion of the property that was taken, and he explains how it will affect the property. Mr. Hoffecker states that they would like to construct the site along with GDOT to minimize the impact on the area with continual construction to the community. He asks that the property be rezoned from R-3 to C-1 approved.

Planning Commissioner Pamela Harvey asks Mr. Hoffecker about the 50-foot buffer and what it will entail.

Charles Hoffecker states that it is a landscaping requirement that includes the planting of tress and shrubbery.

Chair Harold Reid asks about the buffer for the two existing residential properties that back up to the property.

Senior Planner Keedra Jackson states the conditions were put in place for the lots in the rear.

Charles Hoeffcker states that there is wooded area existing now.

Jeannine Brown asks the applicant when they will see plans for the development.

Charles Hoeffcker offered to show an image of the proposed architectural plan. He further states that it will be built with brick and stone, columns and pitched roofs.

Jeannine Brown asks if the parking is in the front.

Charles Hoeffcker states that there will be parking in the front and spaces in the rear for deliveries.

Senior Planner Keedra Jackson states that there are development standards such as the Sandtown Overlay which will have to be adhered to.

Planning Commissioner Pamela Harvey makes a motion to open public comment and **Planning Commissioner Janai Walters** seconds. **The vote passes unanimously to open public comment.**

Chair Harold Reid asks if there is anyone that would like to speak for or against this project.

Suzy Ockleberry states that she is president of the Regency Hills Community Association. She states that they are glad that it will not be a service station because there is already one across the street with two vacant store fronts. She states that there are no guarantees that these new store fronts won't sit empty as well. She states that this will also bring additional traffic along with two schools that are nearby. She asked how can the Commission approve the rezoning when they do not know what will go on to that site?

Debbie Davis states that she is president of the Sandtown Community Association and that this development is not part of the vision that they put together called the Blue Print Sandtown. She explains that they are a very active association and they have never talked to the applicant. Ms. Davis states that there is a lot of marsh land near that development and having another development there is not conducive to the community's vision. She explains that the barber shop was recently closed because of drug activity and the landlord does not know what he will put in its place. It is stated that the attorney did not mention the Sandtown Overlay which has certain standards and designs they want in the community. Ms. Davis concludes the community does not approve this type of development.

Iris Wallace states that she is a resident of the Regency Hills subdivision and has lived there since 2002 because of the pristine look of the community and would like to keep it that way. She further states that there are two vacancies at the gas station across the street and they don't want another unsafe business in their community. She concludes that if this area changes they are looking for a park not additional storefront.

Dr. Nate Jackson states that he is a resident of the Regency Hills subdivision and he is concerned with the ingress and egress of that area. There are times of the day where it is hard to get through that very section. He concludes that it is not a residential friendly development and they have not seen the design and plans.

Diane Osby states that she is a resident of the Regency Hills subdivision and she is in total opposition of anything coming to that corner because there is too much traffic from all directions. She concludes that the best solution for that land is a park.

Planning Commissioner Rodney Hadley makes a motion to open public comment and **Planning Commissioner Janai Walters** seconds. **The vote passes unanimously to open public comment.**

Planning Commissioner Pamela Harvey asks if a traffic study was done for this area.

Charles Hoffercker states yes and it was submitted to staff. The traffic study depicts the egress and ingress further up from the traffic circle this will have less effect on the traffic.

Jeannine Brown asks if they met with Sandtown Community.

Charles Hoffercker states that he was not there, however they did send noticed to the residents.

Jeannine Brown asks staff if they were made aware of the Sandtown Overlay.

Senior Planner Keedra Jackson stated staff has not sent the code to them, but the information is available to whomever needs it.

Senior Planner Janai Walters ask how the overlay interacts with the Blue Print Sandtown.

Chairman Harold Reid explains that the Blue Print Sandtown is the community-based vision and the overlay is set up to provide the standards of how it's to be developed. He further states that based on what the community is saying, they would like a rezoning. The community wants to know what they will put there. He states if he were to make a recommendation based on today's comments it would be no. He concludes that they cannot approve something if the community does not know what it is.

Attorney Krista Freeman states that they should make a motion, so board member can decide individually.

Alvin Reynolds ask where the public participation meeting was held.

Charles Hoffercker states that it was held at City Hall.

Senior Planner Keedra Jackson stated that there are two meetings, one is the CZIM which staff notifies the community.

Alvin Reynolds states he is referring to the second meeting.

Charles Hoffercker states that the second meeting was at his office which no one showed, and another was held at the site.

Senior Planner Keedra Jackson stated that the Public Participation meeting cannot take place at his law firm and it has to be held at a place in the City of South Fulton.

Jeannine Brown states it sounds like there needs to be another meeting with the community.

Charles Hoffercker states that they are open to that recommendation.

Senior Planner Keedra Jackson stated that staff has done their due diligence regarding sending out notices, however the applicant can independently notify the community about rescheduling a meeting.

Attorney Krista Freeman states that the board can recommend with conditions or defer or make it a recommendation to the applicant to hold a community meeting.

Jeannine Brown states that staff did what they were supposed to do. She stated, and she thinks the applicant and the community should meet again.

Planning Commissioner Pamela Harvey makes a motion to recommend a deferral for 30 days to allow the two parties to come together to discuss this property. **Planning Commissioner Janai Walters** seconds. **The vote passes 6 yabs and 1 nah.**

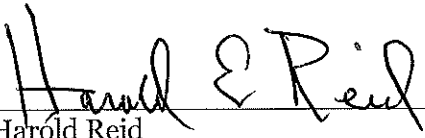
b. Z19-002 7195 Butner Road

Senior Planner Keedra Jackson reads that the applicant would like to rezone from AG-1 to CUP. The applicant has asks for more time to meet with the community, staff has recommended deferral to June 18, 2019.

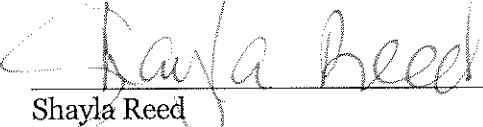
Planning Commissioner Alvin Reynolds makes a motion to accept the deferral. **Planning Commissioner Winston Cook** seconds. **The vote passes unanimously**

ADJOURNMENT

Planning Commissioner Alvin Reynolds makes a motion to adjourn and **Planning Commissioner Winston Cook** seconds. **The vote passes unanimously to adjourn.**



Harold Reid
Chair, Planning Commission



Shayla Reed
Director, Community Development and Regulatory Affairs